

# Whitakers

Estate Agents



## 7 Westerdale Grove, Hull, HU9 3UL

**£95,000**

CHAIN FREE!!

WHITAKERS ARE DELIGHTED TO PRESENT THIS 2 BED TERRACED PROPERTY IN THE HEART OF EAST HULL

SITUATED IN THIS POPULAR EAST HULL LOCATION, CLOSE TO TRAVEL LINKS TO THE CITY, THIS PROPERTY OFFERS 2 GENEROUSLY PROPORTIONED BEDROOMS, LARGE LIVING/DINING AREA WITH AN ELECTRIC FIRE, OFF ROAD PARKING, A LARGE, LOW MAINTENANCE GARDEN WITH A BRICK EXTERNAL STORE.

THIS HOME MUST BE VIEWED. IDEAL FOR A GROWING FAMILY OR FIRST TIME BUYERS.

### Entrance Hall



double glazed door, carpeted, under stairs storage cupboard, radiator, gas central heating. Entrance hall leading to lounge, kitchen and stairs to the first floor.

### Lounge 20'7" x 11'5" (6.29 x 3.49)



lounge is carpeted throughout, with an electric fire, PVC windows to the front and rear, radiators.

### Kitchen 9'1" x 8'9" (2.78 x 2.68)



Double glazed door leading to the rear garden, PVC windows to the rear, electric hob and oven with a fitted kitchen. The kitchen has well kept laminated flooring and radiators.

### Bathroom 8'5" x 5'5" (2.59 x 1.67)



pvc windows to the rear, lino flooring, bath with overhead shower and a small radiator

### Bedroom 1 9'4" x 15'2" (2.85 x 4.63)



carpeted throughout, PVC windows to the front, radiator, storage cupboard

### Bedroom 2 10'11" x 11'6" (3.34 x 3.53)



pvc window to the rear, carpeted throughout, radiator

### First Floor

storage cupboard, carpeted throughout, leading to the bathroom, bedroom 1 & 2.

### Gardens



outdoor brick store, decking, and a large, low maintenance garden.

### Council Tax

Hull City Council - band A

### Tenure

This property is freehold

### EPC

EPC RATING D

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information:

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE/Vodafone/Three/O2

Broadband - Basic 7Mbps / Ultrafast 10000Mbps

Coastal Erosion - No

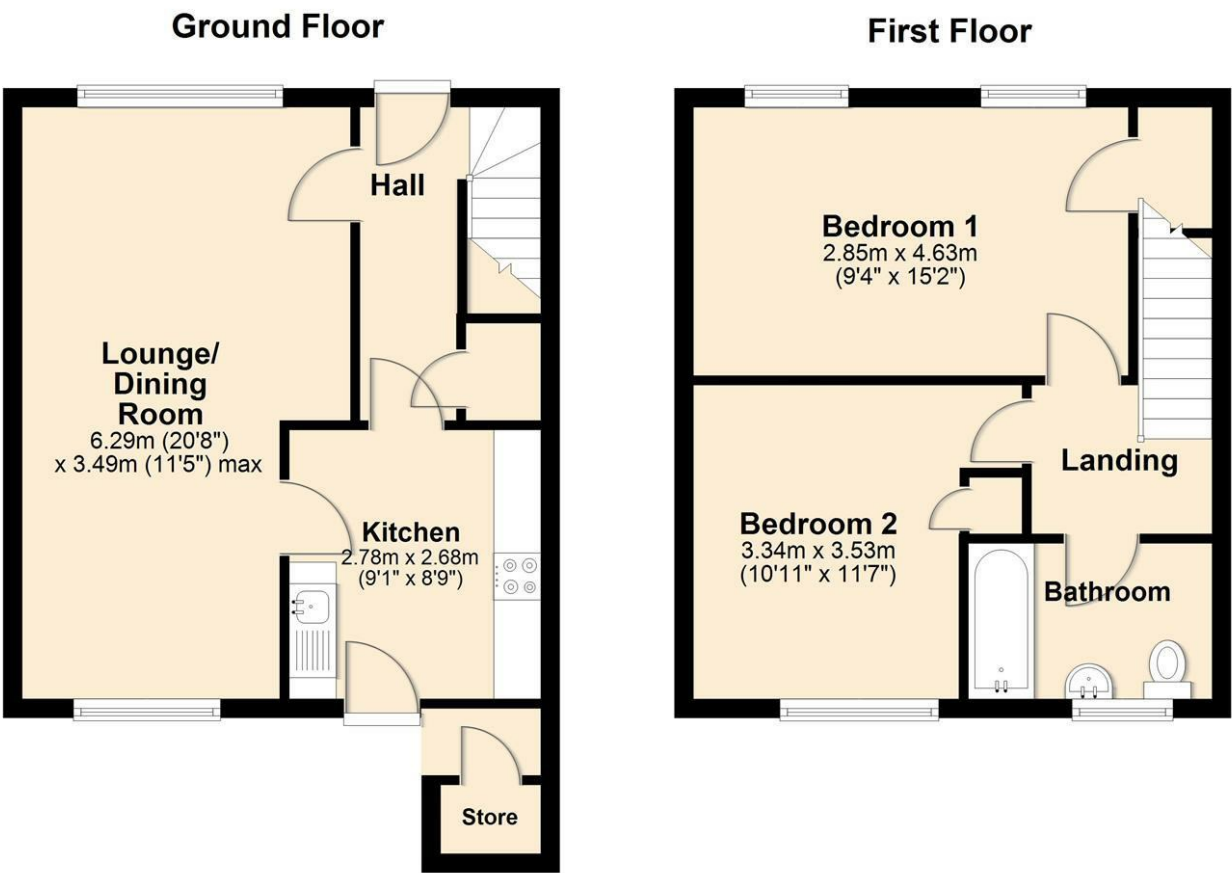
Coalfield or Mining Area - No

Planning - No

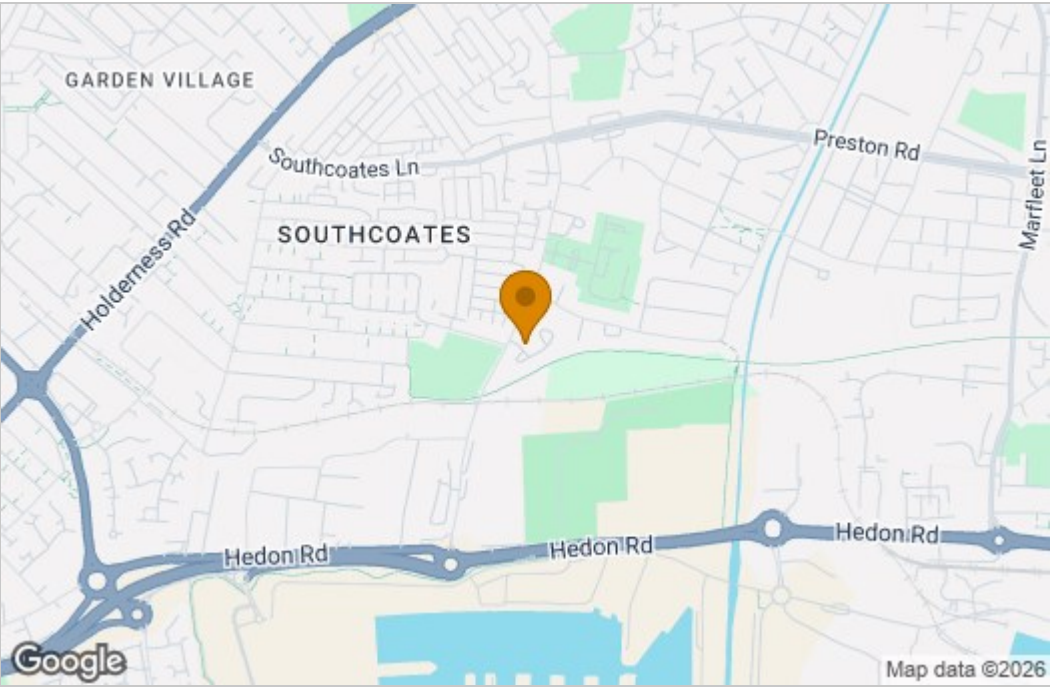
#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

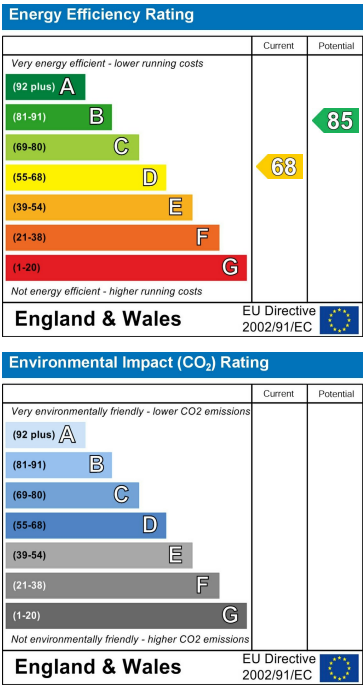
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.